

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use OnlyDate Received: 9/2/05

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Lisa M. Chiblow, agent on behalf
of Christopher Land, LLC Daytime Phone: (703) 712-5364

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See Table 1 and attachments

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Agent for Christopher Land, LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 20

Total aggregate size of all nominated parcels (in acres and square feet): 1,179,160.5 sq. ft. 27.0698 acres

Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

The majority of the area located south and west of Ox Road, which drains into the Occoquan River below the reservoir, should be developed with residential use at .1-.2 dwelling unit per acre or .2-.5 dwelling unit per acre, as shown on the Plan map. Sewer service should not be provided to this area except as may be provided in accord with the Public Facilities section of the Policy Plan that addresses expansion of the sewer service area.

Current Plan Map Designation:

Residential uses: .2-.5 dwelling units per acre

Proposed Comprehensive Plan Designation: Mixed use development with a maximum 0.50 FAR.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable. Max. 0.50 FAR	
Categories	Percent of Total FAR
Office	2%
Retail	8%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	90%
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	
*See Statement of Justification	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

* See justification *

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

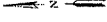
Table 1

APR Nomination: <u>Lorton Road</u>							
Neighborhood Consolidation: Yes							
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Signature of Owner Petition Attached or Receipt Number	
1.	106-4-((1))-29	John G. Hanchin, Jr. Lucinda L. Hanchin	8908 Lorton Road Lorton, VA 22079	8908 Lorton Road Lorton, VA 22079	2.25	Signature Attached	✓
2.	106-4-((1))-30	Edward A. Byrne, III	8914 Lorton Road	8912 Lorton Road Lorton, VA 22079	3.26	Signature Attached	✓
3.	106-4-((1))-31	Edward A. Byrne, III	8916 Lorton Road	8912 Lorton Road Lorton, VA 22079	1.3556	Signature Attached	✓
4.	106-4-((1))-32	Jacie M. Hubbard	8920 Lorton Road	8920 Lorton Road Lorton, VA 22079	1.3383	Signature Attached	✓
5.	106-4-((1))-33	Kenneth W. Hartson Tracy L. Hartson	8922 Lorton Road	8924 Lorton Road Lorton, VA 22079	1.25	Signature Attached	✓
6.	106-4-((1))-34	Kenneth W. Hartson Tracy L. Hartson	8924 Lorton Road	8924 Lorton Road Lorton, VA 22079	2	Signature Attached	✓
7.	106-4-((1))-35	Michael B. Wolfe Melinda K. Wolfe	8932 Lorton Road	8932 Lorton Road Lorton, VA 22079	2.8259	Signature Attached	✓
8.	106-4-((1))-36	Bobbi G. Ginnavan Glenn H. Ginnavan	8936 Lorton Road	8936 Lorton Road Lorton, VA 22079	1.2435	Signature Attached	✓
9.	106-4-((1))-37	John M. Chartak, (Deceased) Patty P. Chartak	8940 Lorton Road	8940 Lorton Road Lorton, VA 22079	2	Signature Attached	✓
10.	106-4-((1))-38	John M. Chartak (Deceased) Patty P. Chartak	No address	8940 Lorton Road Lorton, VA 22079	0.3013	Signature Attached	✓
11.	106-4-((1))-39	Rebecca L. Fry		9425 Ox Road Lorton, VA 22079	0.5158	Signature Attached	✓
12.	106-4-((1))-40	Mark E. Vaughan Lois Vaughan	9423 Ox Road	9423 Ox Road Lorton, VA 22079	0.671	Signature Attached	✓
13.	106-4-((1))-41	Mark E. Vaughan Lois Vaughan	9415 Ox Road	9423 Ox Road Lorton, VA 22079	1.0938	Signature Attached	✓
14.	106-4-((1))-41A	Guy A. Dionne	9419 Ox Road	9419 Ox Road Lorton, VA 22079	0.5	Signature Attached	✓
15.	106-4-((1))-42	Lawrence P. Gambino Patricia M. Gambino	9413 Ox Road	9413 Ox Road Lorton, VA 22079	0.5027	Signature Attached	✓
16.	106-4-((1))-43	Roger Dean Birtcil	9411 Ox Road	9411 Ox Road* Lorton, VA 22199	0.2515	Signature Attached	✓

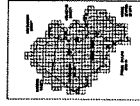
Table 1

17.	106-4-((1))-44	Douglas C. Spalding Lesley A. Spalding	9409 Ox Road	9409 Ox Road Lorton, VA 22079	1.184	Signature Attached
18.	106-4-((1))-45	Rosario P. Villalva Sylvia Parker Thomson (sole heir)	9405 Ox Road	9405 Ox Road Lorton, VA 22079	1.2587	Signature Attached
19.	106-4-((1))-46	Leon Parker (deceased) Geneva H. Parker (deceased)	9401 Ox Road	6001 Wagram Way Louisville, KY 40222	1.2177	Signature Attached
20.	106-4-((1))-55	John M. Chartak (Deceased) Patty P. Chartak	No address	8940 Lorton Road Lorton, VA 22079	2.05	Signature Attached
Total Acreage					27.0698	
% of Acreage Supportive of Nomination					100.0%	
% of Property Owners Within Nomination Area That signed Petition					100%	
* Note: The tax records list a PO box number that Mr. Birtcil no longer uses.						

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GENERAL NOTES

[illegible]

ADMINISTRATIVE INQUIRY

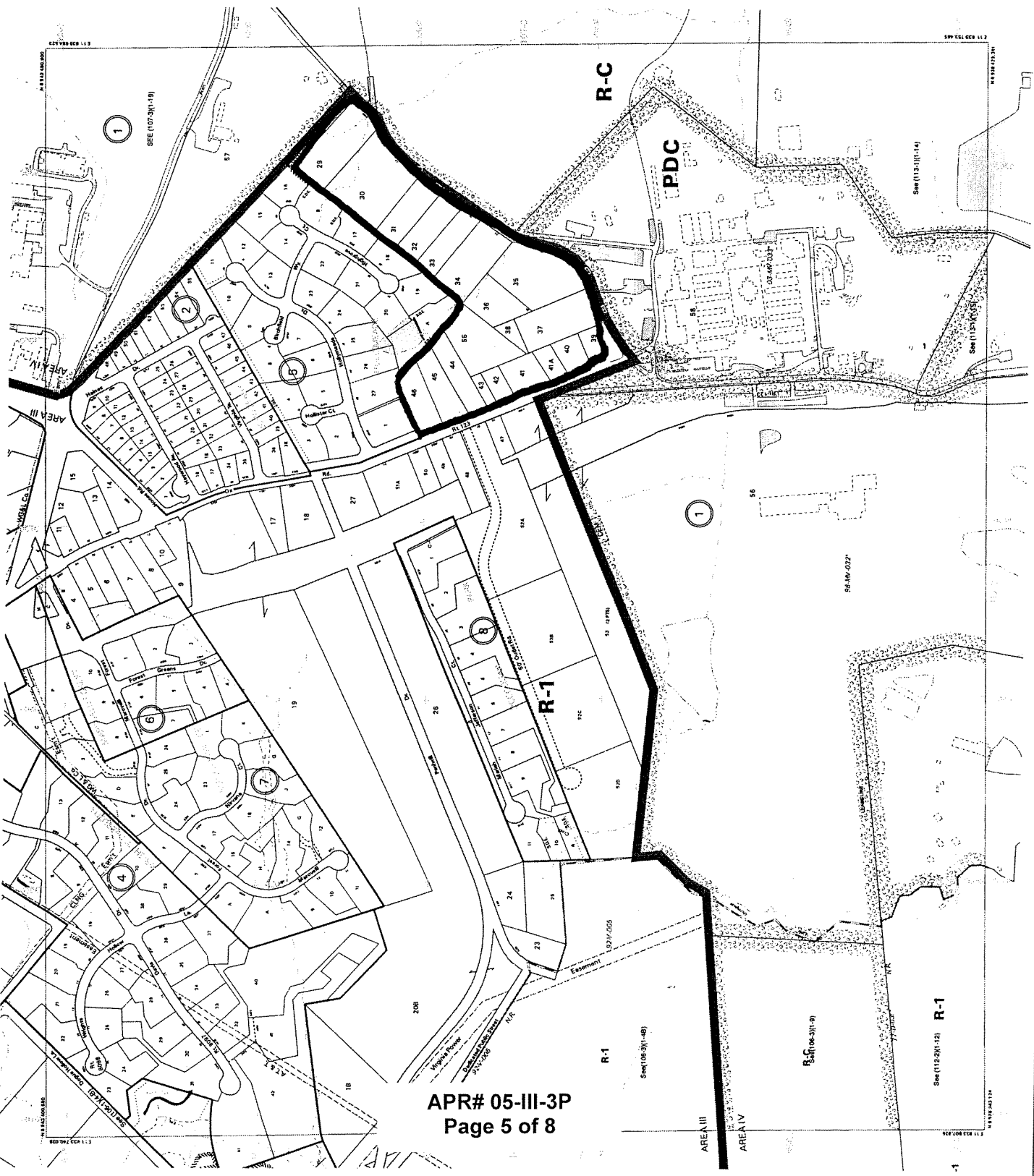
06-1	06-2	07-1
06-3	06-4	07-3
12-1	12-2	13-1

SUBJECT INDEX

PROPERTY MAP
ZONING
106-4
Revised to: 08/01/05

Prepared by:
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 Computer/Information Services
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 (703) 234-3732
 FAX (703) 234-1937

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JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION
BY CHRISTOPHER LAND, LLC
LORTON ROAD ASSEMBLAGE

Executive Summary

The Nominator, Christopher Land, LLC proposes to replan the Nomination Property to better reflect land use and transportation changes that have recently occurred in the vicinity of the Nomination Property.

Description of the Nomination Property

The Property consists of approximately 27.01 acres and is presently zoned R-1. The property enjoys strategic frontage along Lorton Road and includes all lots and properties that are reasonable candidates for redevelopment in the area south of the Hollymeade subdivision and north of the Lorton Workhouse property.

Nature of Request

As detailed within the nomination forms, the Nominator requests that the property be replanned for mixed-use development at a maximum Floor Area Ratio of .50. It is envisioned that a revised Comprehensive Plan would endorse a strategic amount of neighborhood serving commercial uses and a mixture of residential housing types, to include single family detached units. The density would be designed to be compatible with the established development pattern in the Hollymeade subdivision to the north, and would further include strategically sited and located attached and multi-family units that would be integrated with neighborhood serving commercial uses and respond appropriately to external roads and the surrounding land use pattern uses.

Basis for Request

In recent years, land use circumstances surrounding the Nomination Property have changed considerably. These changes include a significant realignment and widening of Rt. 123, the planned widening and improvement of Lorton Road and the rezoning of the adjacent "Workhouse" property by the Board of Supervisors on behalf of the Lorton Arts Foundation. The subject Nomination is of a size and scope that would allow it to be a strategic and meaningful participant. In the ongoing redevelopment of the area, the nomination would facilitate completing necessary local and area wide transportation improvements including, but not limited to, the widening of Lorton Road. Even more fundamentally, the Nomination is a logical extension of the land planning decisions made at the Lorton Workhouse property. Objectively, a review of the rezoning approvals for the Workhouse property reflects a mixture of uses that will provide significant and much needed place for community gatherings and interaction. A well designed mixed-use project on the adjacent land builds on this concept and can provide additional conveniences and services, both for patrons of the Workhouse and area residents. In the same vein, it is apparent from the Workhouse approvals that great

care was taken to ensure that the edges of the proposed development along Lorton Road and Rt. 123 were designed with the appropriate architectural and landscaping techniques needed to ensure an attractive streetscape. The Nominator would propose to take a similar approach along the visible street frontages. The community serving commercial uses would be located proximate to Lorton Road and the overall intensity of development would transition down toward established single family homes generally located to the north.

Estimated Unit Size

The residential units will be a range of multi-family, single family attached and single family detached. The anticipated average unit size and estimated number of units by type is as follows:

Unit Type	Approximate Unit Size	Approximate Number of Units
Multi-family	+1,000 sq. ft	200-300
Single family	+2,200 sq. ft.	50-100
Single family attached	+ 3,000 sq. ft.	25-50

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